SEPT 2003

North Long Beach Community Planning Bulletin



www.longbeach.gov/plan/content/complan.htm

By: Scott Mangum (562) 570-6435 Scott Mangum@longbeach.gov DEPARTMENT OF PLANNING & BUILDING
Community & Environmental Planning Division
333 West Ocean Blvd. Long Beach, California 90802

Revised September 10.

NEW APPLICATIONS FILED

1. Tentative Parcel Map for Subdivision at 6108-6116 N. Paramount Blvd. (Case 0308-14) HS (see Attachment 1)

The property is zoned IG (General Industrial). The tentative parcel map proposes dividing the existing parcel into 4 lots. Each of the lots meets the minimum lot size, 20,000 SF. As the sole access for the site is from Paramount Boulevard, a 24-foot wide easement is proposed for ingress and egress.

The Planning Commission **Public Hearing** is scheduled for **October 16, 2003**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

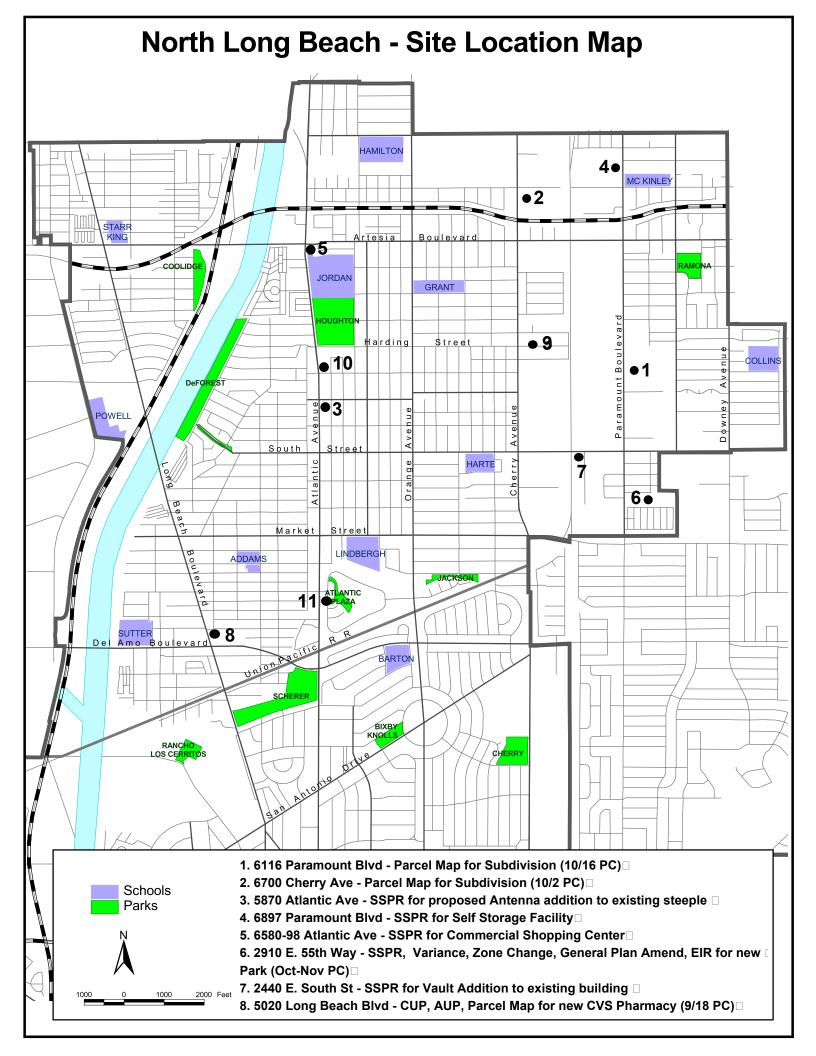
2. Tentative Parcel Map for Subdivision at 6700 Cherry Ave. (Case 0307-27) CC

The property is zoned CHW (Commercial Highway). The existing shopping center includes Food-For-Less, Taco Bell, and the former Home Base site. The applicant is proposing to subdivide the existing shopping center into 4 separate lots with reciprocal access and parking easements.

The Planning Commission **Public Hearing** is scheduled for **October 2, 2003**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

3. Staff Site Plan Review for proposed Antenna addition to existing steeple at 5870 Atlantic Ave. (Case 0308-18) LF (see Attachment 2)

The building, located on the East side of Atlantic between South and 59th, was formerly a theater and is now occupied by the New Direction Church. The applicant proposes adding 3 Sprint PCS panel antennas, painted to match the structure, to the existing steeple with coax wire running to equipment cabinets contained within a new 11'x18' enclosure attached to the South side of the structure. Planning staff conditionally **approved** the application, subject to relocation of the equipment cabinet enclosure from the parking lot to behind the building (to the East), and securing the ladder leading to the roof.



4. Conceptual and Staff Site Plan Review for Self Storage Facility at 6897 Paramount Blvd. (Case 0308-21) LF (see Attachment 4)

The site, located on the West side of Paramount Boulevard under the Southern California Edison Right of Way, is zoned IG (General Industrial). A self-storage facility, permitted by right in the IG zone, was originally approved at this location in August 2001. Although their planning entitlements lapsed, the City Attorney ruled that they were not prohibited from reapplying by the current citywide moratorium on self-storage facilities because they were a pre-existing project. The current application proposes 18 one-story buildings and two private access drives on the 5.69-acre (200' wide, 1240' deep) site. Through conceptual and staff site plan review the project was conditionally **approved** with conditions on improving the front office architecture and increasing the landscaped setback on Paramount to 15 feet.

5. Staff Site Plan Review for New Construction of 8,525 SF Commercial Shopping Center at 6580-98 Atlantic Ave. (Case 0303-27) JR (see Attachment 6)

The property is zoned Commercial Community Automobile-Oriented (CCA). An 8,525 SF Commercial Shopping Center with 7 tenant spaces is proposed on the 26,250 SF lot. The current plan incorporates site plan revisions recommended by staff in April to reorient the building to face Atlantic Avenue. The site plan was **approved** with conditions to change the color of the awnings and provide a more substantial base material. The applicant will need to apply for a standards variance for the curb cut on Atlantic Avenue, which is less than the 90' feet from intersection that is required by code. An additional variance for parking may be necessary if the applicant is required to install a remediation devise to remediate contamination from the previous site use as a gas station.

6. Staff Site Plan Review for Linear Accelerator Vault Addition to existing Medical Building at 2440 E South St. (Case 0308-18) JM (see Attachment 8)

Radiation Oncology Associates is an existing medical office, which is permitted in the CCA zone. The proposed 1,400 SF addition of a linear accelerator, which is used as a cancer treatment vault, was **approved** through Staff Site Plan Review with no significant conditions attached.

PENDING CASES PREVIOUSLY REPORTED ON

7. Staff Site Plan Review, Standards Variance, Zone Change, General Plan Amendment, and Environmental Impact Report for Proposed Park at 2910 E. 55th Way (Case 3007-02) LF (see Attachment 5)

A new 5.8-acre park is proposed at 2910 E. 55th Way, just East of Paramount Boulevard. This park will serve as replacement parkland for the new police substation being built at Scherer Park while revitalizing a vacant, blighted lot. The site is currently zoned RM for mobile homes and manufactured housing. The General Plan designation is for Single Family Residential. A Standards Variance is requested for parking, landscaping requirements around the site edges, and also possibly for fence height. 55 parking spaces are currently shown on site, while code requires a total of 75 spaces. The project proponent is also exploring the possibility of providing parking on the public right of way on 55th Way to increase parking for the site. A new architect is currently working on more detailed drawings of the site

including the fence design and height. Upon receiving of these drawings a Technical Advisory Committee meeting will be held where several departments will review the proposal before the Planning Commission hears all of the requests. The proposed Zone and General Plan Changes also must be heard by the City Council upon recommendation from the Planning Commission.

The required 45-day circulation period for the Environmental Impact Report has not yet started, thus a firm Planning Commission date has not been determined. A late October or November Planning Commission date is anticipated.

8. Staff Site Plan Review, Waived Tentative Parcel Map, Conditional Use Permit and Administrative Use Permit for new CVS Pharmacy at 5020 Long Beach Blvd. (Case 0305-31) CB (see Attachment 3)

The vacant site, previously a bowling alley, is zoned as CCN (Community R-4N Commercial), which allows both commercial and residential development. The parcel is located to the North of 7-11 on Long Beach Boulevard and is part of the Mc Donald's lot. This applicant is requesting to subdivide the Mc Donald's lot through a waived parcel map, requesting a Conditional Use Permit in order to sell Beer and Wine, and requesting an Administrative Use Permit to allow a drive-thru for prescription pick-up. Planning staff is recommending denial of the Conditional Use Permit application for sale of Alcohol based upon the proximity to a new school site, crime stats, and over-concentration of alcohol licenses in the census tract.

The Planning Commission **Public Hearing** is tentatively scheduled for **September 18, 2003**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Greg Carpenter, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

ACTIONS ON COMPLETED CASES

9. Staff Site Plan Review for new Single Family Residence at 2017 E. Harding (Case 0307-03) RC

The lot at 2017 E. Harding is zoned R2-N. Staff Site Plan Review was required because of the 25' width of the lot. A two story, three-bedroom, two and ½ bathroom 1,380 SF house is proposed with two-car garage and driveway in the front.

The site plan was conditionally **approved** through Staff Site Plan Review with conditions that the second story windows on the front elevation are enlarged and that the East elevation is fully shown in the revised plans.

10. Standards Variance for Commercial Shopping Center at 6108 Atlantic Ave. (Case 0303-04) JM

The site is located in a Commercial Neighborhood Automobile-Oriented zone (CNA). A 4,596 SF commercial shopping center with 5 suites was conditionally approved by the Site Plan Review Committee in April 2003. At that time the applicant was required to submit a revised site plan with a reconfigured parking lot (shown in attachment 6). This revised plan requires a Standards Variance because the curb cut on 61st Street is 47' from the intersection instead of not less than 90' as required

by code. The Zoning Administrator **approved** the variance request at the August 11 Zoning Administrator hearing.

11. Staff Site Plan Review for Atlantic Plaza 5160-5166 Atlantic Ave. (Case 0307-14) RC (see Attachment 7)

Atlantic Plaza is located East of Atlantic Avenue at 52nd and Atlantic. Proposed are cosmetic upgrades to the existing building façade to include: new paint scheme at North, West, and portion of South face of building, new signage with decorative metal ledge and new vinyl address numbers, new painted steel awnings, new exterior parapet mounted lighting and wall mounted lighting. Also, the North parking lot would be re-landscaped. The façade improvement was required in order to find consistency with the General Plan as a part of a Conditional Use Permit and vacation request for a new Jack-In-The-Box restaurant that was approved by the Planning Commission on August 1, 2002.

The proposed façade improvement was approved through Staff Site Plan Review.

ANNOUNCEMENTS

12. NLB Community Planning Bulletin Hits the Web

In an effort to make this document more timely and accessible, shortly the North Long Beach Community Planning Bulletin will be available on the internet at: http://www.longbeach.gov/plan/content/complan.htm. I am also compiling an email list that will be used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing. If you would like to be added to the email list, please contact me with your email address. The bulletin will be posted in PDF format for viewing with Adobe Acrobat Reader. File size will vary based upon the length of the bulletin and number of attachments. For reference, the September bulletin is approximately 2MB in size. As this is a new endeavor, please let me know if you have any comments about how to make the bulletin more internet friendly.

13.710 Freeway Long Term Congestion Relief Alternatives

The Oversight Policy Committee of the Gateway Cities Council of Governments voted to develop a hybrid plan combining elements of alternative C, D, and E while adhering to five guiding principles, including minimizing Right-of-Way takings. Initially, a special advisory committee was to choose one of 5 alternatives to relieve congestion on the 710 Freeway. Alternatives included widening the freeway, adding raised lanes, and a "no build" option that would only provide for more minor improvements. Of the 5 Alternatives presented, alternatives C, D, and E would involve taking private property. Information about the initial five alternatives and the I-710 Major Corridor study can be found at: http://www.gatewaycog.org/i710.html.

The Long Beach City Council I-710 Oversight Committee is hosting a series of meetings. Information on upcoming meetings is listed below.

Southern Long Beach Meeting

Wednesday, September 10, 6pm, Cabrillo High School, 2001 Santa Fe Avenue *Geographic Focus*: Improvements from the 405 Freeway to Downtown Long Beach

Improvement Alternatives: Main line Improvements; Elevated car and truck lanes; Terminal Island Freeway connection alternatives

City Hall Meeting

Tuesday, September 30, 6pm, City Hall, 333 W. Ocean Boulevard Discussion focused on Port Growth

IMPORTANT PHONE NUMBERS

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Council Member (8 th District), Rob Webb	(562) 570-6685
Council Member (9 th District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing	(562) 570-5028
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance Code Enforcement	(562) 570-6328
Zoning Code Enforcement	(562) 570-7497
Building Code Enforcement	(562) 570-6399
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel, Matt Knabe	(562) 256-1921
Graffiti on Union Pacific Railroad property	(562) 590-4162
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items	· · · · · · · · · · · · · · · · · · ·
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
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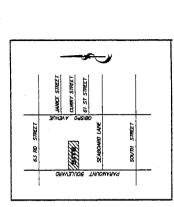
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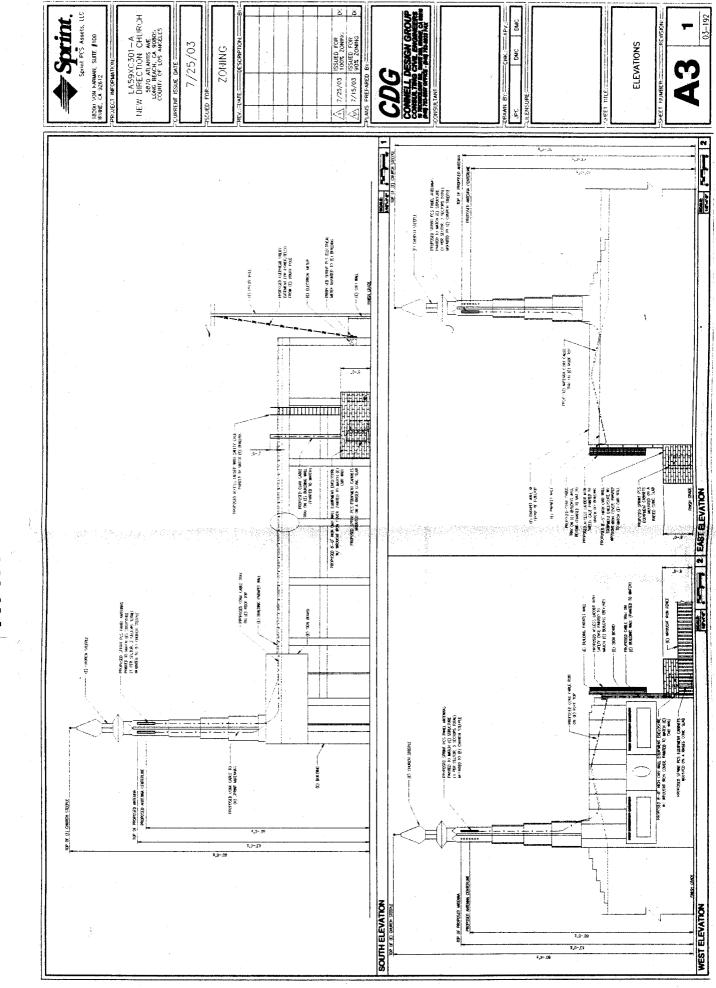
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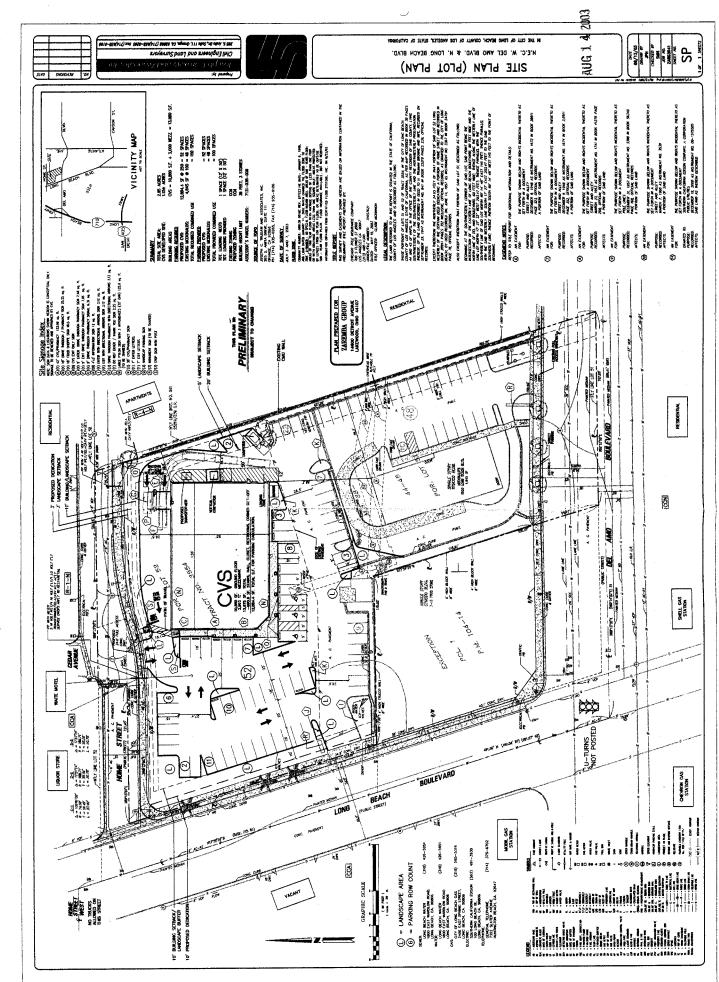
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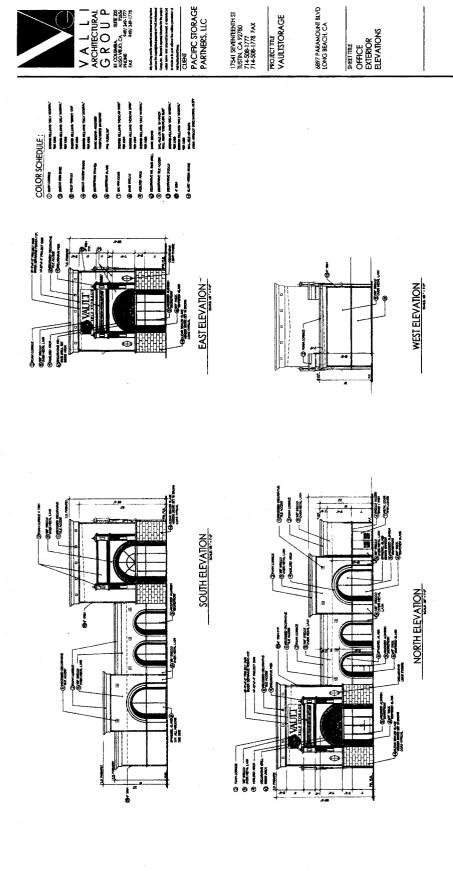
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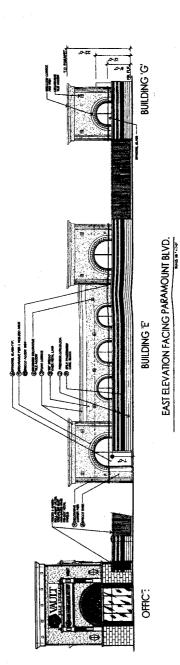
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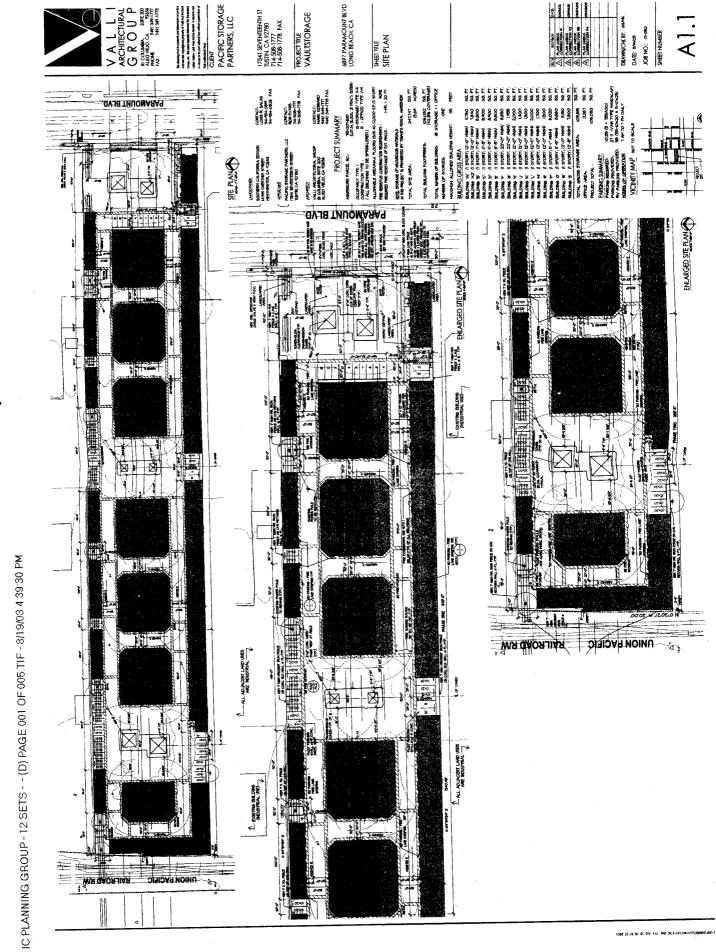
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ATTACHMENT 4

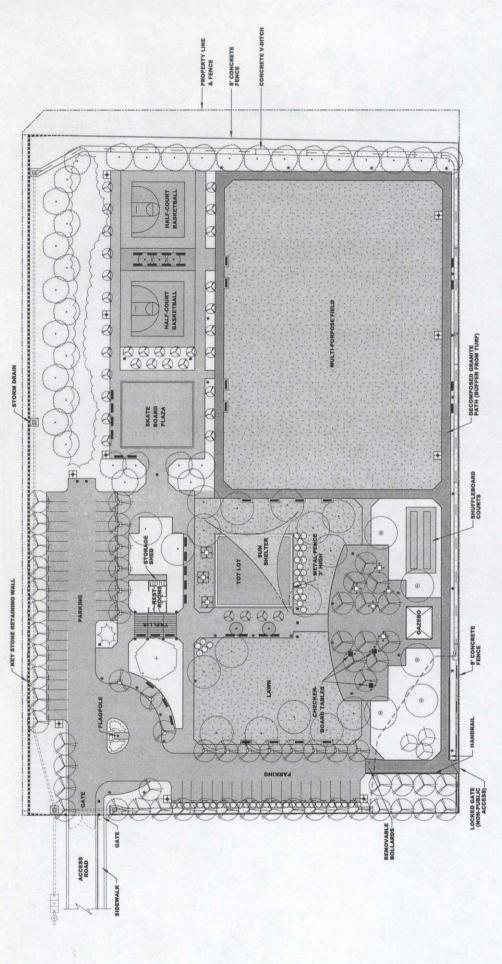
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ATTACH. 4 (Cont.)



55th Way Park - Draft Site Plan

City of Long Beach



LEGEND:

SPECIAL PAVEMENT

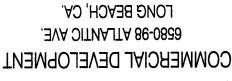
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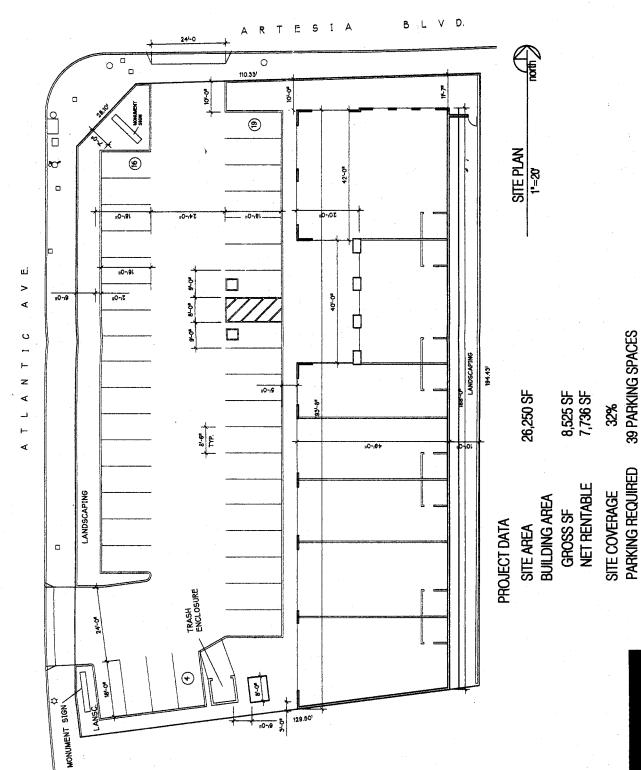
NON PERMEABLE TOT LOT LAYER

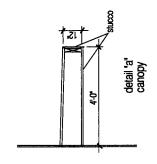
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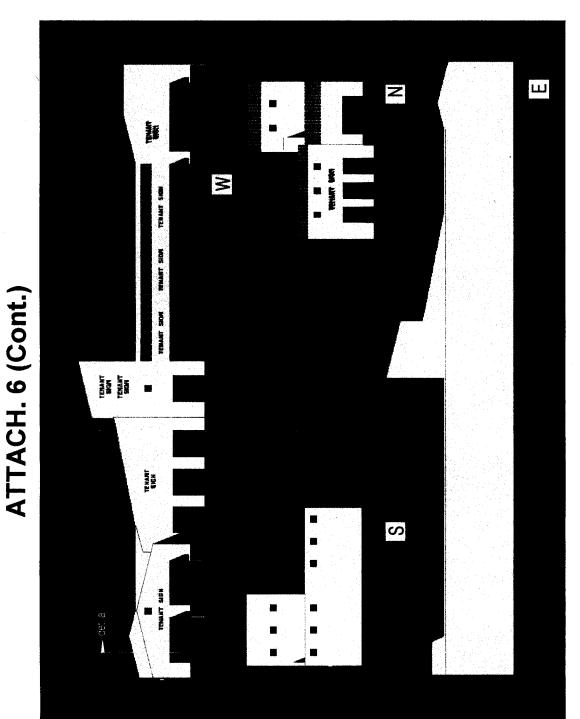
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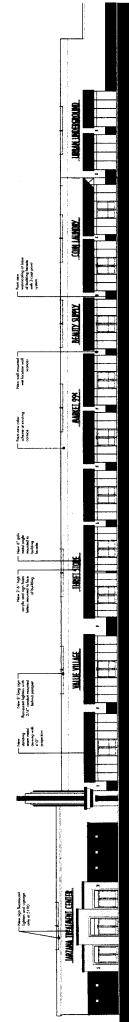




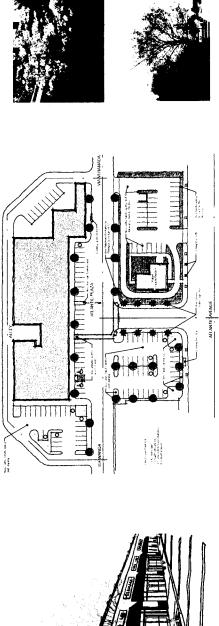
BUILDING ELEVATIONS



Existing - West Elevation



Proposed - West Elevation



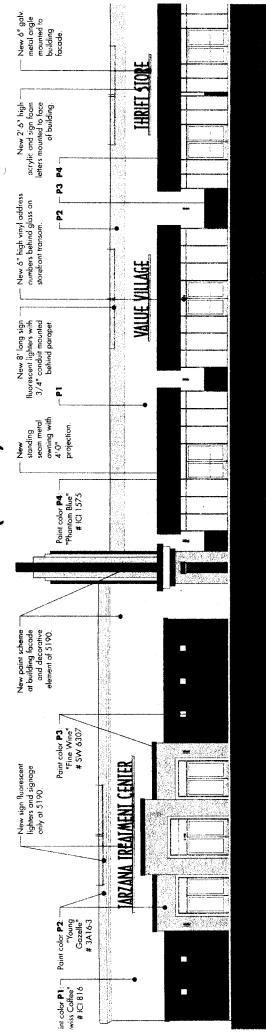
Proposed Street Tree

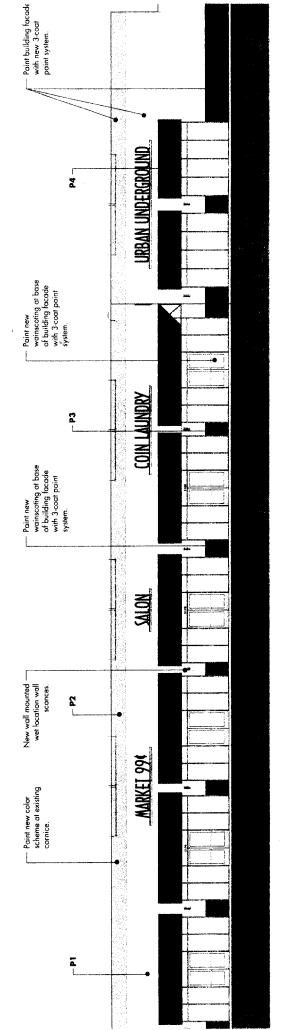


Vignette

Site Plan

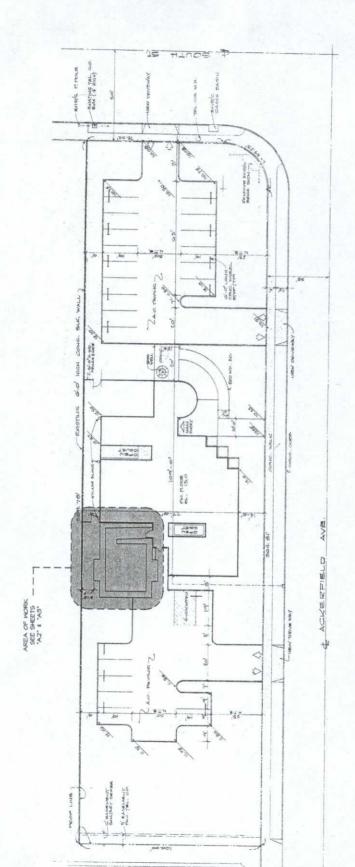
ATTACH. 7 (Cont.)





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A Division of Perkowitz + Ruth Architects



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